

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received MAR 30 1987

date entered AUG 10 1987

1. Name

historic South River Drive Historic District

and or common N/A

2. Location

street & number 428, 438 S.W. 1st Street; 437 S.W. 2nd Street;
104, 109, 118 S.W. South River Drive N/A not for publication

city, town Miami N/A vicinity of

state Florida code 12 county Dade code 025

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Magic City Enterprises

street & number 111 S.W. 5th Avenue

city, town Miami N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? ☐ yes ☒ no

date 1981 ☐ federal ☐ state ☒ county ☐ local

depository for survey records Division of Historical Resources

city, town Tallahassee state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Summary

The South River Drive Historic District consists of a group of six frame vernacular buildings and three outbuildings constructed c. 1908-1914. The buildings are generally rectangular in plan, two or two-and-one-half stories high and covered by low to medium pitch gable or hip roofs. The buildings are clad in horizontal weather boards with corner posts and rest on masonry piers. All buildings feature projecting porches supported by either square posts or columns and are covered by low pitch shed or hip roofs. Main roofs are generally punctuated by gable-roofed dormers and are covered by composition shingles. Original fenestration is double hung sash, one over one, although most windows have been altered by modern jalousies. Significant interior features include beaded paneling and wainscoting, plastered walls and ceilings, stairs and wood floors. The district presents a uniform appearance through the similarity of scale, massing, setback, materials and architectural style of its component buildings.

Contextural and Location Information

The South River Drive Historic District is located immediately west of downtown Miami in an area historically developed as the Miami Knowlton subdivision. The subdivision is largely residential in character, consisting primarily of one and two-story residences and two and three-story apartment buildings. Architecturally, the subdivision's pre-1920 buildings are almost exclusively frame vernacular buildings, while many of its post-1920 buildings display the influence of the Mediterranean Revival style. Most of the subdivision's pre-1920 buildings have been lost; however, scattered individual buildings and small groupings of these buildings do survive. The South River Drive Historic District is one of the finest groupings of the subdivision's earliest buildings.

438 S.W. 1st Street

438 S.W. 1st Street (photo 3) is a rectangular two-and-a-half-story building with a prominent north porch. The building is covered by a medium pitch gable roof, ridge perpendicular to the street, recently re-roofed with galvanized aluminum. Two gabled dormers occupy the east slope of the roof, the southernmost forming a bay window projection. A one-story porch covered by a low shed roof and supported by square posts occupies the north elevation of the building. A similar porch is located at the rear (south) elevation of the building. All fenestration has been replaced with modern double hung sash, generally six over six. A tripartite window occupies the north gable end of the building. Front (north) access to the building is through French doors at the first floor and through a solid door at the second floor accessed by way of a plank-like bridge connecting the building to the S.W. 1st Street bridge.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1908-1914 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Summary

The South River Drive Historic District is historically significant through its association with the Miami Knowlton Subdivision and the Miami River and architecturally significant as a fine representation of early 20th century frame vernacular architecture in Miami. Developed c. 1908-1914, the six-building district is one of the most cohesive groupings of extant buildings associated with the Miami Knowlton Subdivision, the first subdivision of the city of Miami. The district is also significant through its association with the commercial and recreational development of the nearby Miami River; its six boarding houses providing accommodations for both residents engaged in commercial activities on the river and for tourists who used the river for recreational purposes. Architecturally, the district includes one of the finest, most intact groupings of frame vernacular buildings in Miami.

Background Development

The major significance of the South River Drive Historic District lies in its association with the broad developmental history of the city of Miami rather than in the individual historic significance of its component buildings. The city of Miami owes much of its existence to the Miami River which borders the district on the east. The name Miami itself is derived from a similar sounding word used by the Indians to refer to the river, meaning "sweet water."¹ As early as the sixteenth century, the Spanish established a mission on the river's north bank. Subsequent attempts by white settlers to establish a settlement on the river were not successful until the mid-nineteenth century when a permanent Miami River settlement was finally established.

The earliest phase of settlement took place in 1855 near the mouth of the river in the vicinity of Fort Dallas, which had been established in 1838. A second settlement spurt occurred around 1865, in response to the passage of the Homestead Act and the end of the Civil War. During these periods, the Miami River community sustained itself principally from the coontie starch industry. Several coontie mills were in operation on the river which employed a number of pioneer settlers. Concurrently, trade, conducted primarily with the Seminole Indians, was also becoming a successful endeavor. As a result, several trading posts came into being along the river, the most prominent being that of William Brickell. The Brickell post was located on the south bank of the river at its mouth.²

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 2.5 apx.

Quadrangle name Miami

Quadrangle scale 1:24,000

UTM References

A	<u>17</u>	<u>51810</u>	<u>0510</u>	<u>218</u>	<u>50</u>	<u>5140</u>	B								
	Zone	Easting	Northing					Zone	Easting	Northing					
C							D								
E							F								
G							H								

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>

11. Form Prepared By

name/title Maria Temkin, Ivan Rodriguez, Michael Zimny

organization Bureau of Historic Preservation date February, 1987

street & number Department of State telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 3/23/87

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I hereby certify that this property is included in the National Register

Amy Schlager
Keeper of the National Register

date 8/10/87

Attest:

Chief of Registration

date

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428 S.W. 1st Street

428 S.W. 1st Street (photo 4) is a rectangular, two-and-a-half-story building with a two-story north porch. Like 438 S.W. 1st Street, the building is covered by a medium pitch gable roof with a similar ridge orientation. The roof is covered by composition shingles and includes a single shed-roofed dormer at both its east and west slopes. Exposed rafter ends provide the building with its only decorative elements. A two-story porch covered by a low pitched hip roof and supported by square columns occupies the north elevation of the building. The first floor of the porch has been enclosed, although it appears that the enclosure may have been made as early as the late 1920's or the early 1930's. Fenestration is original double hung sash, one over one. A tripartite window similar to that of the 438 building appears in the north gable end of the building. Front access to the building is identical to 438 S.W. 1st Street.

104 S.W. South River Drive

104 S.W. South River Drive (photos 5-7) is somewhat larger and more prominent than the 1st Street buildings. The building is rectangular in plan, two-and-a-half-stories high and features prominent north and east elevations. The building is covered by a medium pitch gable roof, ridge parallel to S.W. South River Drive. Two large, symmetrically placed gabled dormers punctuate the east slope of the roof. The roof also displays exposed rafter ends. A one-story, hip-roofed porch supported by square posts resting on a low masonry wall occupies the northeast corner of the building. The north end of the porch has been enclosed with stucco and wood louvered openings. Fenestration is one over one double hung sash or modern jalousie replacements. The main (east) entry to the building retains its original side light configuration, although the original door has been replaced by a modern wood and glass jalousie door. A secondary entrance is located on the second story east elevation which includes a bridge-like connector similar to the two other 1st Street buildings.

109 S.W. South River Drive

109 S.W. South River Drive (photos 9 and 15) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by replacement asphalt shingles. A one-story projecting porch covered by a low hip roof extends across the front (west) elevation of the building. The north end of the porch has been enclosed. The rear (east) elevation of the building features a two-story projecting bay window and two later additions. An exterior stair is located on both the north and south elevations. Fenestration is double hung sash, one over one, with some windows containing jalousie replacements. A one-story frame outbuilding with a lean-to gable roof is located on the northeast corner of the property.

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118 S.W. South River Drive

118 S.W. South River Drive (photos 8, 12-14), also known as the Rose Arms Apartments, is the most elaborate building in the district. The two-and-a-half-story building is irregular in plan and is covered by a medium pitch gable roof. The ridge of the gable is placed perpendicular to the street. A gable-roofed dormer is located on both the north and south slopes of the gable. Two one-story masses covered by low-pitched hip roofs are located on the north and south elevations. The main feature of the building is a two-story porch across its east elevation. Inset under the main building mass, the porch is supported by large wooden posts which in turn rest on a low wall of oolitic limestone. The porch also features a blind balustrade at its second story. The second story of the porch has been enclosed, although it appears that the enclosure was made early in the history of the building. Fenestration is one over one double hung sash, except for some jalousie replacements. A triple window is located in the east gable of the building and in its north and south dormers. Exposed rafter ends, cornerboards and plain door and window surrounds provide the only suggestion of ornamentation.

437 S.W. 2nd Street

437 S.W. 2nd Street (photos 10 and 11) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by diamond-shaped composition shingles. A one-story porch supported by classically-inspired columns and covered by a low pitch hip roof extends across the main (south) elevation of the building. A small one-story mass projects at the rear (north) elevation. All fenestration has been altered by the addition of contemporary windows. Two one-story, gable-roofed outbuildings are located to the north of the main structure.

Boundary Information and Justification

The boundaries of the South River Drive Historic District are defined primarily by contemporary in-full construction which has taken place throughout the Miami Knowlton subdivision. Beginning at its southeast corner (S.W. 2nd Street and South River Drive), the district is bordered on the southeast by modern two and three-story apartment buildings and a vacant lot (photo 1A). The south side of S.W. 2nd Street is marked by two modern residences and a modern two-story apartment building (photo 7A). The district's western boundary is clearly delineated by a modern three-story apartment building at its southwest corner (photo 2A) and a large, five-story apartment building at its northwest corner (photo 3A). The rise of the S.W. 1st Street bridge provides a strong visual boundary for the northern edge of the district (photo 4A). The north side of the bridge is marked by modern one-story commercial buildings and parking (photos 6A and 9A). On the east, the Miami River

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provides a natural boundary for the 109 S.W. South River Drive property (photo 1). The southeast boundary of the district along S.W. South River Drive is marked by a storage yard (photo 8A) and Jose Marti Park (photo 5A). These boundaries produce a clearly defined self-contained historic district within its larger context of predominately modern construction.

S.W. 1st Street Walkways

The northern boundary of the district is drawn at the property line separating the three northernmost properties from the adjacent S.W. 1st Street Bridge. This line coincides with the intersection of the second story plank walkways and the bridge, thus including the walkways within the district. The walkways were constructed shortly after the completion of the bridge in 1929 to provide egress to the 438 and 428 S.W. 1st Street and 104 S.W. South River Drive properties. Though not original or appropriate to the buildings, the walkways have acquired their own significance as the resultant effect that growth and transportation improvements produced. Their inclusion within the district as integral historic elements is therefore justified and appropriate.

Resources Inventory

Contributory resources: 9 buildings

- 428 S.W. 1st Street
- 438 S.W. 1st Street
- 437 S.W. 2nd Street (includes 2 outbuildings)
- 104 S.W. South River Drive
- 109 S.W. South River Drive (includes 1 outbuilding)
- 118 S.W. South River Drive

Non-contributory resources: 0

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By the late 1800's, the Miami River settlement was a concentrated center of activity. In 1891, Julia Tuttle, a widow from Cleveland, Ohio, arrived at the settlement and envisioned its future. She wrote to a friend:

It may seem strange to you but it is the dream of my life to see this wilderness turned into a prosperous country and where this tangled mass of vine, brush, trees and rocks now are to see homes with modern improvements surrounded by beautiful grassy lawns, flowers, shrubs and shade trees.³

Julia Tuttle determined to make her dream materialize. After purchasing a 640 acre tract of land on which Ft. Dallas was located, she persuaded Henry M. Flagler to extend his Florida East Coast railroad to Miami.

The arrival of the railroad at the Miami settlement in 1896 brought a period of unparalleled growth and development to the fledgling city. New residents and tourists alike began arriving by the train load. While the larger, grander hotels such as the Royal Palm attracted such notables as the Rockefellers, Astors and Vanderbilts, more modest visitors and potential new residents also needed accommodations. The area west of the Miami River soon began to fill with comfortable, unassuming residences and rooming houses for transients as the city of Miami rapidly expanded.

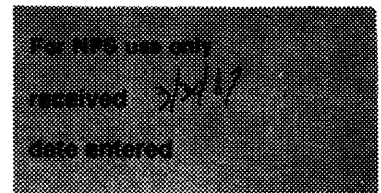
Miami Knowlton Subdivision

As the north bank of the Miami River developed into Miami's civic and commercial center, its south bank, including the South River Drive Historic District, began to emerge as a residential area.⁴ This area was originally part of the Hagan Donation, a Spanish land grant dating from 1825.⁵ By 1896, the property was owned by such notables as Mary and William B. Brickell, Julia D. Tuttle, Henry M. Flagler, and the Forst Dallas Land Company. In June, 1896, the area was surveyed and platted by A. L. Knowlton as a part of the plot for the city of Miami.⁶ Knowlton, a civil engineer, was responsible for the subdivision and mapping of Miami's original blocks and streets. The "Miami" subdivision popularly came to be known as "Knowlton."⁷

Development of the Knowlton Subdivision south and west of the Miami River began a few years after the subdivision was platted. A bridge crossing the river at Flagler Street was built in 1906 by the Tatum brothers. The Tatums, Smiley, Bethel and John, were also responsible for the establishment of Miami's first transit system, a trolley line which ran along Flagler Street.⁸ The trolley line facilitated the western expansion of the city through the 1910's and 1920's, many areas of which were also developed by the Tatum Brothers Company.

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The completion of the Flagler Street bridge was a key event in the development of the South River Drive Historic District, as it provided the subdivision with direct access to downtown Miami. As would be expected, the area in the immediate vicinity of the bridge, including the proposed historic district, was the first to develop. Development within the district occurred between 1908 and 1914, coincidental with that of the larger Knowlton subdivision. Although a substantial number of the subdivision's early buildings remain, the South River Drive Historic District constitutes the oldest, most intact collection of historic buildings which have survived from this period of the subdivision's development.

Records indicate that it is not likely that the buildings included within the district ever served as single-family residences, with the possible exception of the building located at 437 S.W. 2nd Street. If such was their original use, it was short-lived. Although it appears that the early owners of these properties resided at them, they very early on began taking in boarders, the large size of the buildings making them easily adaptable to such usage. Further, and more importantly, their strategic location in close proximity to the river and the Flagler Street bridge made the buildings prime candidates for this type of adaptation.

While it is possible to list the names of some of the first owners of the buildings that make up the South River Drive Historic District, the names of the guests staying at the rooming houses are unavailable, as no guest registers have been obtained or are known to exist. The largest rooming house in the district is the Rose Arms, located at 118 S.W. South River Drive. Its first owners were John C. Baile and his wife, Rose. John K. Baile, a student, and Hilda M. Baile are listed in the 1915 city directory as boarders there. Having the same surname as the owners, it can be surmised that they were relatives, but apparently were also paying guests. The Bailes may have operated a rooming house complex, for they also appear as the owners of 428 S.W. 1st Street and 104 and 109 S.W. South River Drive.

While the Rose Arms remained under Baile proprietorship for several years, as early as 1914 the other three properties were sold to Charles L. Gibbons and his wife, Isabella. By 1918, Charles O. Sims and his wife, Winifred, appear as the owners of 428 S.W. 1st Street. Sims was involved with real estate and was employed by the Hagan Realty Company.

In 1915, James C. Smith and his wife, Josephine, are recorded as owners of the building located at 438 S.W. 1st Street. James Smith was a physician. Although this building may first have served as a single family residence, it is later referred to as the New Jersey Guest House. The building located at 437 S.W. 2nd Street always seems to have been used as a single family residence. Constructed around 1913,

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its first residents were the Eberwines. William C. Eberwine was a milliner who worked for the Chaffin Millinery Shop located at what was then 220-11th Street. In later years, Eberwine was employed by the Southern Feed Company (original address of 422-424 - 13th Street) as Secretary and Treasurer.¹⁰

Association with the Miami River

The association of the South River Drive Historic District with the Miami River lies both in its close proximity to the river and in the association many of its residents had with river-related attractions and activities. The Miami River was both a recreational and a working river and the district's six boarding houses provided tourists and residents alike with accommodations convenient to the river's commercial and recreational activities.

The early tourist or recreational attractions of the Miami River included Musa Isle, Coppinger's Tropical Gardens and the Miami Canoe Club. Musa Isle was located on the south bank of the river about four-and-one-half miles inland. Musa Isle was the site of a grove "where more than 50 kinds of tropical fruit" grew.¹¹ It soon developed into the city's first mail order fruit shipping enterprise. Musa Isle also included a wooden tower from which sightseers could get a view of the Everglades.

Coppinger's Tropical Gardens was located on the north bank of the river, also about four-and-one-half miles inland, at the site of a former Indian settlement. In 1914 the site was developed by Henry Coppinger as a commercial attraction at which sightseers could visit a typical Seminole village and an alligator farm.¹²

An even closer tourist attraction to the district was the Miami Canoe Club, which was located directly opposite the Rose Arms on South River Drive. A popular attraction for visitors and residents alike, the Canoe Club operated between 1921 and 1926 before meeting its demise during the 1926 hurricane.¹³ Although guest registers are not available, it is more than likely that the buildings of the South River Drive Historic District served as an important hostelry to this and other river attractions for the working class visitor to Miami.

The Miami River was as much a working river as it was a river of leisurely pursuits. In addition to the coontie starch mills, boatyards, docks and their associated warehouse buildings were located along the river's banks. The river's docks were laden with a diversity of goods, including lumber and a variety of produce and fish. Lumber was brought down the river primarily for local use as a building material. Produce, which included tomatoes and pineapples, was sent to harsher climates where such crops were unavailable. Fish landed here was consumed locally or shipped by rail to northern markets. Just as the buildings

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of the South River Drive Historic District provided accommodations for the casual visitor to Miami, they in all likelihood provided a similar function for the river's labor force and also for the growing construction industry in Miami.

Architectural Significance

The buildings included in the South River Drive Historic District are significant as fine examples of early frame vernacular architecture in Miami. Reflecting the typical architectural vocabulary of early twentieth century design in South Florida, the buildings are without stylistic reference or applied ornamentation. Physically, they are characterized by balloon frame construction, horizontal siding, hipped or gable roofs pierced by large dormers, double hung windows and prominent front porches supported by square posts or columns. Applied ornamentation is totally absent. Interiors are distinguished by beaded paneling and wainscoting. Alterations to the buildings include window and door replacement, porch enclosures and roofing changes.

Neither the architectural modesty of these buildings nor their limited number compromise their collective significance as an historic district. The district constitutes the only extant group of frame vernacular buildings in such close proximity to the Miami River. Although the pressures of time and development have eroded much of the district's surroundings within the original Knowlton Subdivision, this group of buildings retains sufficient physical integrity to read as a cohesive and integral historic unit. Further, the proposed adaptive re-use of the buildings as a bed and breakfast complex is appropriate to their historic use as boarding houses and to the preservation of their historic and architectural integrity.

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- ¹Gayle Croom, "Life on the Miami River Back When...", The Miami News, Florida Living Magazine, March 11, 1962, p. 3.
- ²Metropolitan Dade County, Historic Preservation Division, From Wilderness to Metropolis, (Miami: Franklin Press, Inc., 1982), pp. 3-21.
- ³Helen Muir, Miami, U.S.A., (New York: Henry Holt and Co., 1953), p. 49.
- ⁴"Miami River," The Miami Herald, April 9, 1978, p. 2D.
- ⁵John E. Hunter, "Developmental History of Little Havana's Miami (Knowlton) Subdivision," Dade County Historic Survey, 1980.
- ⁶Plat Book B, p. 41, June 9, 1986, Dade County, FL, Recorder's Office.
- ⁷Hunter, n.p.
- ⁸ibid.
- ⁹Abstract Books for all six properties in the South River Drive Historic District; Polk City Directories, 1911-1918; and Sanborn Insurance Maps, 1905-1921.
- ¹⁰Abstract Books and Polk City Directories.
- ¹¹"Miami River," p. 2D.
- ¹²"Miami River Guide and Map," The Florida Shipper Magazine, 1985.
- ¹³Polk City Directories, 1916-1928.

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"Miami River." The Miami Herald, April 9, 1978, p. 1D-2D.

"Miami River." Photographic Collection, Historical Association of Southern Florida, Miami, FL.

"Miami River." Postcard Collection, Historical Association of Southern Florida, Miami, FL.

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"Miami River Guide and Map." The Florida Shipper Magazine, 1985.

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 11

Item number 10

Page 1

Verbal Boundary Description:

Beginning at the N.W. corner of Lot 4 (438 S.W. 1st Street), Block 18 South, City of Miami, then Easterly (including 428 S.W. 1st Street and 104 S.W. South River Drive) crossing S.W. South River Drive to the N.E. corner of the 109 S.W. South River Drive property, then Southeasterly along the west bank of the Miami River to the S.E. corner of the 109 S.W. South River Drive property, then to the S.W. corner of the 109 S.W. South River Drive property, crossing S.W. South River Drive due west, to the S.E. corner of the 104 S.W. South River Drive property, then Southeasterly to the S.E. corner of Lot 1 (118 S.W. South River Drive), then west to the S.W. corner of Lot 1 (point of intersection with the S.E. corner of Lot 4 and the N.E. corner of Lot 15), then south to the S.E. corner of Lot 15 (437 S.W. 2nd Street), then west of the S.W. corner of Lot 15, then north to the point of beginning.

See Item 7 for boundary justification.

